

**PRELIMINARY AGENDA  
PLANNING AND ZONING COMMISSION MEETING  
222 St. Louis Street, Room 348  
August 19, 2019  
5:00 P.M.**

**ROLL CALL**

**APPROVAL OF THE MINUTES**

**1. July 15, 2019**

**COMPREHENSIVE PLAN UPDATE**

**RULES FOR CONDUCTING PUBLIC HEARINGS**

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

**CONSENT AGENDA**

**CONSENT - ITEMS FOR WITHDRAWAL**

6, 9, 20

**CONSENT - ITEMS FOR DEFERRAL**

2, 3, 10, 12

**CONSENT - ITEMS FOR APPROVAL**

None

**REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL**

- 2. PA-10-19 1000-1100 UND Ben Hur Road** To amend the Comprehensive Land Use Plan from Office to Compact Neighborhood on property located to the north of Ben Hur Road and east of Nicholson Drive, on Tract B-3-B-1-A-3 of the Nelson Tract. Section 36, T7S, R1W, GLD, EBRP, LA (Council District 12-Freiberg) [Application](#)  
**Related to PUD-2-00**  
**Deferred to September 16 by the Planning Director**
- 3. PUD-2-00 Creekside Cottages, Burbank University Final Development Plan** Proposed single family medium density residential lots on property located to the north of Ben Hur Road and east of Nicholson Drive, on Tract B-3-B-1-A-3 of the Nelson Tract. Section 36, T7S, R1W, GLD, EBRP, LA (Council District 12-Freiberg) [Application](#)  
**Related to PA-10-19**  
**Deferred to September 16 by the Planning Director**
- 4. Case 44-19 9162, 9174, 9186 Jefferson Highway (Deferred from July 15 by Councilmember Watson)** To rezone from Single Family Residential (A1) to Neighborhood Office (NO) on the property located on the south side of Jefferson Highway, to the west of Fleet Drive and east of Chelsea Drive, on Lots 130, 131, and 132 of Westminster Place Subdivision. Section 39, T7S, R1E, GLD, EBRP, LA (Council District 11–Watson) [Application](#)
- 5. Case 50-19 General Airport (GA)** To revise the Official Zoning District Map to designate the boundary for General Airport (GA) to include airport properties located to the north of Harding Boulevard, to the east and west of Veterans Memorial Boulevard, to the south of Blount Road, and to the east and west of Plank Road. Sections 87, 89, 90, 91, 92, 93, 94 & 97, T6S, R1E, & Sections 46, 47, 48, 69, 72, 76 & 77, T6S, R1W, GLD, EBRP, LA (Council District 2-Banks)
- 6. Case 51-19 15336 and 15356 Old Hammond Highway** To rezone from Rural to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the south side of Old Hammond Highway, to the west of Shady Glen Drive, and east of Boreas Drive, on a portion of Lots 4 and 5 of The Woodlands Subdivision. Section 74, T7S, R2E, GLD, EBRP, LA (Council District 8– Amoroso) [Application](#)  
**Withdrawn by the applicant on August 1, 2019**
- 7. Case 52-19 3153 and 3191 Government Street** To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Bars and lounges)(C-AB-2) on the property located on the north side of Government Street, to the west of Beverly Drive, on a portion Lot 5-A, Block 7 of Odgen Park Subdivision. Section 81, T7S R1E, GLD, EBRP, LA (Council District 10 -Wicker) [Application](#)
- 8. Case 53-19 12300-12400 UND Scotland-Zachary Hwy** To rezone from General Residential (A4) and Heavy Commercial (C2) to Heavy Commercial (HC1) on

the property located at the east side of Scotland Avenue, to the south of Thomas Road, on Lot A of Maryland Farms Subdivision. Section 54, T6S, R1W, GLD, EBRP, LA (Council District 2-Banks) [Application](#)

9. **Case 54-19 1655 Sherwood Forest Boulevard** To rezone from Single Family Residential (A1) to Rural on the property located to the north of King Richard Drive and east of Sherwood Forest Boulevard, on the former Sherwood Forest Country Club Property and Tract A of the J.J. Kohler Estate. Section 18 & 38, T7S, R2E, GLD, EBRP, LA (Council District 4–Wilson) [Application](#) **Related to S-12-19 Withdrawn by the applicant on August 1, 2019**
10. **S-12-19 Lakes at Legacy** Proposed major low density single family residential subdivision to the north of King Richard Drive and east of Sherwood Forest Boulevard, on the former Sherwood Forest Country Club Property and Tract A of the J.J. Kohler Estate. (Council District 4-Wilson) [Application](#) **Related to Case 54-19 Deferred to September 16 by the Planning Director**

**REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY**

11. **PUD-17-06 Phase 1, Part 3B Revision 2, The Preserve at Harveston Final Development Plan** revised building setback on property located east of Bluebonnet Boulevard and south of Highland Road, on the Remainder of Tract Y-5-A of the Longwood & Burtville Property. Section 51, T8S, R1E, GLD, EBRP, LA (Council District 3-Loupe) [Application](#)
12. **PUD-1-11 Phase 1, Part 1 Revision 6, Point Marie Final Development Plan** Proposed revision to change Phase 1 boundaries, located southwest of Nicholson, north of River Road, and east of Ben Hur Road, on Lots H-1; H-2; G-1; P-1; F-1-A; G-1-A; P-M-1; CS-91-A-1; CS-1 through CS-27; CS-36 through 45; CS-50 through C-64; CS-70 through CS-88; CS-98; G-1 through G-15; MU-1 through MU-8; VC-1 through 36; VE-1 through VE-26; CS-65-A through CS-86-A; CS-89-A through CS-97-A of the Pointe Marie Subdivision. Sections 78 and 79, T8S, R1E, GLD, EBRP, LA (Council District 3-Loupe) [Application](#) **Deferred to September 16 by the Planning Director**
13. **PUD-4-12 Zaxbys, The Greens at Millerville Final Development Plan** Proposed addition and relocation of pylon signs, located west of Millerville Road and north of Interstate 12, on Parcel 6 of the Greens at Millerville Subdivision. Section 17, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso) [Application](#)
14. **PUD-6-13 Phase 1 Revision 1, The Lakes at Harveston Final Development Plan** Proposed revision to building setbacks on property located East of Nicholson Drive (Highway 30) and south of Bluebonnet Boulevard, on Tract C-1-A of the Burtville Plantation property. Section 52, T8S, R1E, GLD, EBRP, LA (Council District 3-Loupe) [Application](#)

15. **CUP-3-19** **Sugarberry Reception Hall (18282 S. Harrell's Ferry Rd) (Deferred from July 15 by Councilmember Hudson)** Existing building to be used as a reception hall, on property located south side of South Harrell's Ferry Road, east of O'Neal Line on Lot E-1-B-1-A of the C.F Sartwell Tract. Section 45, T7S, R2E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#)
16. **S-6-19** **Waters Edge at Lexington Estate (Deferred from June 17 for 30 days by Planning Director and 30 days by Councilmember Loupe to August 19 with the consent of the applicant)** Proposed major low density single family residential subdivision to the east of Brook Point Drive, south of Lexington Lakes Avenue, on a portion of Tract 1-A-1-A-1-B-1-A-1, and Tracts 1-A-1-A-1-B-1-A-2 and 1-A-1-A-1-B-1-B of the Lexington Estates Subdivision. (Council District 3-Loupe) [Application](#)
17. **S-9-19** **University Cove (Deferred from July 15 by Councilmember Freiberg)** Proposed major low density single family residential subdivision located northeast of the intersection of Loyola Drive and Druid Circle, on Lots 6-Q and Y-Z of the University Hills Subdivision (Council District 12-Freiberg) [Application](#)
18. **S-10-19** **Woodstock Park, Filing 1, Phase A & B, and Filing 2 (Deferred from July 15 by Councilmember Loupe)** Proposed major low density single family residential subdivision to the east of Nicholson Drive and south of Lexington Lakes Avenue, on Tract 1-B of Woodstock Plantation. (Council District 3-Loupe) [Application](#)
19. **S-5-16** **Highland Cove** Proposed major low density single family residential subdivision to the south of Highland Road and west of Bluebonnet Boulevard, on Tract 2-A of the Willis Chaney Tract and Tract C-3-E-1 of the Ernest L. Chaney Tract (Council District 12-Freiberg) [Application](#)
20. **SS-5-19** **James P. Creaghan Tract** Proposed low density single family residential subdivision to the north of Hoo Shoo Too Road, and east of Savannah Jane Lane, on Lot B-1, B-2, and B-3-A of the James P. Creaghan Tract. (Council District 9-Hudson) [Application](#)  
**Withdrawn by the applicant on July 25, 2019**
21. **SS-6-19** **Vincent Moran Property** Proposed low density single family residential subdivision to the north of Hoo Shoo Too Road, and east of Redman Lake Drive, on the Vincent H. Moran Lot, being a portion of the Richard D. Delamatyr, Sr. Property (Council District 9-Hudson) [Application](#)
22. **SS-7-19** **Goodwood Estates (Flag Lot Subdivision)** Proposed low density single family residential subdivision to the south of Goodwood Avenue, and east of Keed Avenue, on Lot 10 of the Goodwood Estates Subdivision (Council District 11-Watson) [Application](#)

- 23. MP-1-19 Leo's Mobile Home Park (4250 Blount Road) (Deferred from June 17 by Councilmember Banks and from July 15 by the Planning Commission)**  
Proposed manufactured home park, to the south side of Blount Road, west of Divincinti Drive, on a portion of Lot 5 of Liberty Farms Subdivision.  
(Council District 2-Banks) [Application](#)

**COMMUNICATIONS**

**DIRECTOR'S COMMENTS**

**COMMISSIONERS' COMMENTS**

**ADJOURN**